

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

November 6, 2003

A meeting of the Manistee City Planning Commission was held on Thursday, November 6, 2003 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Bob Davis, Ray Fortier, David Kelley, Tony Slawinski and Roger Yoder

**MEMBERS ABSENT:** Joyce Jeruzal (2 vacancies)

**OTHERS:** Greg Ferguson (196 Washington Street), Jeff Seng (Seng's Marina), Steve Klein (88 Greenbush Street), Meagan Kempf (Tondur Corporation), Tom Geoghan (286 Dunes Drive), Helen Ann Yunis (444 Third Street), Dick Albee (365 Lighthouse Way), Bill Kracht (403 First Street), Alan Marshall (City Council), Jon Rose (Community Development), Denise Blakeslee (Administrative Assistant) and others

Meeting was open at 7:13 p.m. by Chairman Yoder.

### PUBLIC HEARING:

#### Gregory Ferguson - Zoning Amendment

Gregory Ferguson has submitted a request for a Zoning Amendment to re-zone parcel #51-51-102-175-10 from I-1 Industrial to R-4 Residential. This vacant property is South of S. Glocheski Drive and North of Residential Drive.

Mr. Ferguson said that the parcel is not a part of the Industrial Park Plat. The property south of Residential Drive is zoned R-4 Residential and he feels that would be the correct zoning for this parcel. Mr. Ferguson said that he has no plans for this property at this time. The property is approximately 68' x 562' in size.

Tom Geoghan asked if Residential Drive is used at this time and asked if the road were to be vacated if the property would become buildable. Mr. Rose said if the road were vacated it would eliminate the two front yard set-back requirements and add an additional 33' to the property making it easier to meet the requirements of the Zoning Ordinance for building.

Jeff Seng said that Residential Drive is a cinder road used to access an oil well on the property to the south. Mr. Seng asked who currently maintains the road.

There being no further discussion the Public Hearing closed at 7:23 p.m.

## **CITIZEN QUESTIONS AND CONCERNS:**

Steve Klein handed out information that he had found on the internet regarding the environmental impact of coal.

Helen Ann Yunis asked the Planning Commission about Water Quality and Air Emissions. Mr. Rose said that a copy of the Air Quality Permit is at the County Planning Office for review. Ms. Yunis expressed her concerns about the impacts of the current industry has on Manistee Lake and wanted the Planning Commission to take into consideration the existing impact plus the impact of a new power plant. Jon Rose explained that the Planning Commission does not have the ability to regulate Water Quality and Air Emissions. That is the job of the DEQ and EPA.

Dick Albee said that he is opposed to the plant. Mr. Albee was concerned about Tondu's financial status and what would happen to the plant if coal were eliminated. Mr. Albee asked about obtaining a letter of credit and requiring the site to be cleaned up if abandoned.

Bill Kracht said that the Planning Commission could gather public data from communities that have a Coal Plant regarding rates of cancer and respiratory ailments -vs- ailments in communities without a coal plant.

Tom Geoghan asked if the industrial classification for the property in the Master Plan could be changed to a different classification.

Planning Commissioner Bob Davis responded to some of the questions that the citizens expressed. Mr. Davis said that the proposed plant would have to meet the latest DEQ and EPA guidelines for air pollution and water effluent. The Planning Commission will also be looking at the disposal of Ash and Noise Pollution. The Planning Commission has no control over what is currently located at the site. Mr. Davis toured the Erickson Power Plant in Lansing. The plant is near a heavily populated area and he was surprised at how quiet the site was and that there was no odor emitted by the plant. He also spoke of the absence of pollution from the stack. Mr. Davis is also concerned about the issues expressed by the public and spoke about the strict standards the plant in Lansing has and how they are directly hooked to the DEQ by computer 24/7. The Planning Commission has to depend on the regulatory bodies to do their job. The standards are stricter for the proposed plant than for any other industry on Manistee Lake. The Public Hearing is the place for people to express their concerns

## **APPROVAL OF MINUTES:**

Planning Commission Meeting Minutes, October 2, 2003

MOTION by Ray Fortier, seconded by David Kelley that the minutes of the October 2, 2003 Meeting of the Planning Commission Meeting be approved. Motion approved unanimously.

## **NEW BUSINESS:**

A Public Hearing was held earlier in response to a request from Gregory Ferguson for a Zoning Amendment to re-zone parcel #51-51-102-175-10 from I-1 Industrial to R-4 Residential.

MOTION by Ray Fortier to approve the request from Greg Ferguson to Re-zone Parcel #51-51-102-175-10 from I-1 Industrial to R-4 Residential.

No second was received on the motion.

MOTION by Ray Fortier, seconded by Tony Slawinski to deny the request from Greg Ferguson to Re-zone Parcel #51-51-102-175-10 from I-1 Industrial to R-4 Residential.

Voting as follow:      Yes    -      Dave Kelley, Tony Slawinski and Roger Yoder  
                                 No    -      Bob Davis and Ray Fortier

Request denied.

### Jeff Seng/Seng's Marina - Marina Expansion

Mr. Seng has submitted a request asking the Planning Commission for approval of his Marina expansion. Mr. Seng said that at this time he has not received the DEQ permit for the proposed expansion. The proposed floating docks will change the number of docks in that area of the marina from 22 to 55 slips. The new docks will not project any further into Manistee Lake than the docks on the other side of the marina do.

MOTION by Ray Fortier, seconded by Tony Slawinski that the request from Jeff Seng to expand Seng's Marina, 47 Lake Street be approved. Motion passed unanimously.

## **UNFINISHED BUSINESS:**

### Manistee Saltworks Development Corporation - Proposed Power Plant

The Planning Commission requested that consultants be hired to assist with the review of the Special Use Permit Application from Manistee Saltworks Development Corporation for a proposed Power Plant. Jay Kilpatrick (Williams and Works), Brian Sousa (Wade Trim), Jon Rose (Community Development Director), Jim Tondou (Tondou), and Meagan Kempf (Tondou) have been working on the requirements of the Application. An application was dropped of Thursday, November 6, 2003. The Planning Commission can now schedule a Public Hearing.

MOTION by Ray Fortier, seconded by Tony Slawinski that a Public Hearing and Special Meeting be scheduled for 7:00 p.m. on Thursday, November 20, 2003 for the Special Use Permit Application from Manistee Saltworks Development Corporation for a Proposed Power Plant. Motion passed unanimously.

**OTHER COMMUNICATIONS:**

Proposed meeting dates were distributed to Planning Commission members. The dates will be scheduled during the December Planning Commission Meeting. Reminder to members that the Ethics and Conflicts of Interest Workshop will be on Wednesday, November 19, 2003 at Manistee Township Hall.

**ADJOURNMENT:**

MOTION by Tony Slawinski, seconded by David Kelley that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 8:32 p.m.

MANISTEE PLANNING COMMISSION

A handwritten signature in black ink, reading "Denise J. Blakeslee". The signature is written in a cursive style with a large, looping initial "D".

Denise J. Blakeslee, Recording Secretary